



LAKE OSWEGO REDEVELOPMENT AGENCY MEETING
MINUTES
July 5, 2017

13. CALL TO ORDER

Chair Studebaker called the Lake Oswego Redevelopment Agency (LORA) meeting to order at 9:13 p.m., following the regular City Council meeting on July 5, 2017, in the City Council Chambers, 380 A Avenue.

Present: Chair Studebaker and Board Members LaMotte, Kohlhoff, Buck, O'Neill, Manz, and Gudman

Staff Present: Scott Lazenby, Executive Director; David Powell, LORA Counsel; Anne-Marie Simpson, Recording Secretary; Sidaro Sin, Development Project Manager

14. BOARD BUSINESS

14.1 Public Improvement Contract Award for Work Order 235 for 2nd Street Improvements

Report and Attachments

Mr. Sin noted that the Board was asked to consider approval of the contract award for improvements to 2nd Street between A Avenue and Evergreen Road, as detailed in the Redevelopment Agency Report. The primary purpose of the project is to improve the roadway, grades, and cross-slope across 2nd Street. He discussed photographs that illustrated issues to be addressed by the project and a graphic rendering of the proposed improvements (Attachments 1 and 2 to the Report). In responding to **Board Member Buck's** questions about the stormwater improvements, he and **Mr. Powell** clarified how this aspect was distinct from the Block 137 project.

Mr. Sin highlighted advantages of the two-phase construction schedule: 90% completion is planned for the first phase, producing a drivable roadway by the end of October. As a portion of 2nd Street is the primary delivery and staging area for Block 137 construction, the remaining 10% will be completed in the second phase, with the final layer of asphalt to be completed in early 2018. This will produce a high-quality roadway at the completion of the Block 137 project. In proposing Lease Crutcher Lewis, the contractor for Block 137, Staff recognized various benefits, as discussed in the Report. The opportunity for coordination during the concurrent projects was

the significant factor, he indicated. The bid of \$301,713 is considered fairly competitive in comparison to the engineer's estimate of \$265,000, given the higher costs of staging for two phases versus one and other factors outlined in the Report (p 2). Concluding with a summary of benefits to both the City and the Block 137 development, he conveyed Staff's recommendation to award the contract to Lease Crutcher Lewis.

Mr. Lazenby noted that the bid was the outcome of Mr. Sin's extensive efforts to obtain the lowest cost possible through both Lease Crutcher Lewis and the Block 137 developer. **Member Buck** inquired about the initial bid, and **Mr. Sin** advised that it had been \$365,000. The reduction to \$301,713 for a full rebuild can be regarded as quite competitive, considering that the initial bid was for a partial grind and overlay, he noted.

Board Member Gudman moved to award a public improvement contract to Lease Crutcher Lewis in the amount of \$301,713 for Work Order 235 – 2nd Street Improvements. **Board Member LaMotte** seconded the motion.

A voice vote was held, and the motion passed, with Chair Studebaker and Board Members LaMotte, Kohlhoff, Buck, O'Neill, Manz, and Gudman voting 'aye'. (7-0)

15. ADJOURNMENT

Chair Studebaker adjourned the LORA Board meeting at 9:21 p.m.

Respectfully submitted,

Anne-Marie Simpson

Anne-Marie Simpson, Recording Secretary

APPROVED BY THE LAKE OSWEGO
REDEVELOPMENT AGENCY
ON September 5, 2017

Kent Studebaker

Kent Studebaker, Chair